

**CHARTER TOWNSHIP OF FENTON PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF JULY 13, 2017**

**FENTON TOWNSHIP CIVIC COMMUNITY CENTER  
12060 MANTAWAUKA DRIVE, FENTON, MICHIGAN**

Chairperson McGuirk called meeting to order at 7:00 p.m.

Present: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker

Recording Secretary: McDonald

Absent: Warren

**APPROVAL OF AGENDA:**

Motion to approve the agenda as printed

Motion by: Tucker

Seconded by: Marko

Ayes: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker

Nays: None

Absent: Warren

Motion carried

**NEW BUSINESS:**

**SP17-003 9G2 LLC. (Horizon Lakes Airpark), 15057 Lindbergh Ct. Linden:**

06-29-200-007

618 Silver Lake Rd.

Requesting preliminary site plan approval for 7 private aircraft hangers at Linden Price Airport. Chairperson McGuirk reviewed the file. Cody Welch and Mike Bezzeg, Horizon Lakes Airpark were sworn in. Welch explained this portion of the development and the PUD concept was reserved for one large long building that would have 16 hangers for sale or lease. Since 2002 when the PUD was approved it has become clear that build out for the property will most likely not happen in his lifetime. Recently 5 people have expressed an interest in having a hanger for their personal plane and use. The long narrow building is not in keeping with the caliber of the development so the plan is to develop 7 individual structures to be sold as a condominium. The buildings will be 60' X 60', the color pallet will complement the overall development. They will have a minimum 3-12 roof pitch, 20' concrete slabs in front of the bi-fold or hydroswing doors. They will be identical and be either pole or steel construction. He emphasized the fact that they will all look alike to keep a cohesive look to this area of the development. Welch noted some of these hangers may be slightly deeper depending on the buyer but the plan is for them all to be 60 X 60. They all front on the MDOT controlled apron. These hangers are located almost 1000 ft. away from the single family dwelling units. Chairperson McGuirk called for public comments. There were none. Marko asked if these would be tied in any way to the single family homes. Welch said they are not. They will be sold individually. Hemeyer asked if these would be site condominiums. Welch said yes. Hemeyer noted the PUD states these buildings have a height limit of the 35 ft. Cody said they will not be that tall. He explained these have height restrictions because of the protected air space. Hemeyer asked about storm water management. Welch said they have preliminary word from their engineer that they will be able to use the existing storm sewer for the project but after preliminary approval they will do the drainage calculations and provide those for final approval. Marko asked how long after these start being built before they can be used. Cody said 30 to 90 days. Cypher asked about parking for these units. Welch said the entrance is gated and they would park near the office. In the future parking areas may be built in the rear of the buildings. Tucker noted that this may have to be a separate condominium and cautioned that those documents will have to be reviewed before final approval and he noted the Township will be looking for language that prohibits someone from running a business out of these units. Welch said he understood and they do not want that either.

Motion to grant preliminary site plan approval for 7 private aircraft hangers as requested.

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Motion by: Tucker  
Seconded by: Marko  
Ayes: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker  
Nays: None  
Absent: Warren  
Motion carried

**SP17-004 Charter Township of Fenton, 12060 Mantawauka, Fenton:**

06-01-300-040

vacant Thompson Rd.

Requesting preliminary and final approval for a revised site plan for a public park  
Chairperson McGuirk reviewed the file. Bob Krug, Kerrie Kostich and Wade Pyles, Thompson Road Regional Dog Park were sworn in. Krug began by explaining that 2 years ago the Township started with a concept for a public park, grant applications were applied for as were discussions with soccer groups and others to obtain funding to develop the park. It became obvious that the park could not be developed the way it was planned originally and the idea came up to have a portion of the park dedicated as a dog park. This area is approximately 2.07 acres. In discussing funding for the park it was brought to the Townships attention that someone had donated money to the City of Fenton for a dog park and they were trying to find property where they could build one at the same time several residents had petitioned the City of Linden for a dog park. After some discussion the three units of government came together to begin work on a regional dog park. Each of the municipalities agreed and adopted a resolution to support the park with \$3000.00 per year per municipality budgeted for maintenance of the dog park. He added that a generous donor has promised to set up an endowment for maintenance once the dog park is open. Krug explained that volunteers have come forward and donated their services, a local excavator has offered to put in the driveway and parking area, a local well driller has offered to drill the well and install a hand pump and Lawrence Engineering is doing the engineering. He submitted a drawing of the fenced area showing the dogs would enter a corral area on leash and then go into one of two separate sections, one for large dog breeds and one for small dog breeds. Chairperson McGuirk called for public comments. There were none. Tucker asked when the group planned on starting the project. Krug said as soon as they have approval. Krug did add that the driveway width had been changed. Hemeyer stated concerns that final approval is requested without detailed engineering. Cypher asked about hours of operation. Krug said it will be open from dawn to dusk, the entrance will be controlled with a gate and padlock which the deputies will lock and unlock.

Motion to grant preliminary and final site plan approval for the Thompson Rd. Regional Dog Park to include the fence and gate, driveway and parking, and the well with the following conditions:

Engineer to inspect the driveway and parking  
Hours of operation will be dawn to dusk and entrance will be controlled with a locking gate

Motion by: Tucker  
Seconded by: Marko  
Ayes: Cypher, Hemeyer, Marko, McGuirk, Richard, Tucker  
Nays: None  
Absent: Warren  
Motion carried

**PUBLIC COMMENT CONCERNING ITEMS NOT ON THE AGENDA: 5 Minute Limit**

**COMMUNICATION:** Erin Caudell presentation regarding urban farming.  
Erin Caudell introduced herself. Her resume included:

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Partner in Flint Farmers Market stall that specializes in locally grown produce and locally produced products.

Owner/Operator 10 acre farm

Design and Implementation of Outreach Program for a Place-based Family Foundation.

Collaboration building and Grassroots organizing, working with both large and small institutions as well as Governmental agencies.

Environmental education experience, curriculum development, training and implementation.  
Classroom experience from elementary to college level.

Technical assistance and capacity building in horticulture and grant writing.

Biweekly gardening column in local newspaper.

Specialties: Public policy advocacy, experience in collaboration and coalition building, project management, supervising volunteers, budget development and management.

She noted she has worked on the committee that has introduced several bills in Lansing to help with the regulation of urban farms. She spoke about the different kinds of regulations she has been involved with in working with a variety of zoning ordinances. She discussed growing of crops as well as keeping farm animals. She gave examples of regulations that may work and things to consider when the Township is looking at this topic in the update of the Master Plan. She handed out fact sheets on hoop houses, producing food for sale and chickens. The Commission thanked her for her time and the valuable information.

**MINUTES:** April 13, 2017 stand approved as written  
June 8, 2017 stand approved as written

**ADJOURN:** 8:35 pm.

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Jim McGuirk, Chairperson  
**Minutes Posted 04/19/17**

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John Tucker, Secretary Pro Tem